017.0	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	803,400	/	803,400
USE VALUE:	803,400	/	803,400
ASSESSED:	803,400	/	803,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTA MANUEL R & ROBIN A
Owner 2:	TRS/MRC REALTY TRUST
Owner 3:	
Street 1:	62 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTA MANUEL R & ROBIN A -
Owner 2:	-
Street 1:	62 MOTT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 2000 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	322,700		480,700	803,400
Total Card	0.138	322,700		480,700	803,400
Total Parcel	0.138	322,700		480,700	803,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.70 | /Parcel: 401.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12346
GIS Ref	
GIS Ref	
Insp Date	07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 017.0-0005-0004.0

!1482!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,800	0	6,030.	480,700	803,500	803,500	Year End Roll	12/18/2019
2019	101	FV	253,500	0	6,030.	510,800	764,300	764,300	Year End Roll	1/3/2019
2018	101	FV	253,500	0	6,030.	372,600	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	253,500	0	6,030.	324,500	578,000	578,000	Year End Roll	1/3/2017
2016	101	FV	253,500	0	6,030.	276,400	529,900	529,900	Year End	1/4/2016
2015	101	FV	247,200	0	6,030.	270,400	517,600	517,600	Year End Roll	12/11/2014
2014	101	FV	247,200	0	6,030.	222,300	469,500	469,500	Year End Roll	12/16/2013
2013	101	FV	247,200	0	6,030.	211,500	458,700	458,700		12/13/2012

PRINT

Date	Time
12/10/20	17:04:09

LAST REV

Date	Time
08/06/18	14:56:01
apro	

TAX DISTRICT | PAT ACCT. 1482

USER DEFINED

Prior Id # 1:	12346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA MANUEL R	44222-529		12/2/2004	Family	100	No	No		
	13907-215		2/1/1980		44,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2013	854	Solar Pa	17,600					
10/11/1994	537	New Wind	2,000					WINDOWS
12/2/1993	599	Manual	1,500					CHIMNEY/FIREPLACE
11/2/1993	540	Addition	60,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
7/11/2013	Info Fm Prmt	EMK	Ellen K
5/8/2009	Entry Denied	372	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
10/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,721	Spl Credit		Total:	480,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	Yes Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17499995
Const Adj.:	0.98990101
Adj $ / SQ:	145.392
Other Features:	83223
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438445
Depreciation:	115749
Depreciated Total:	322696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	1993
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

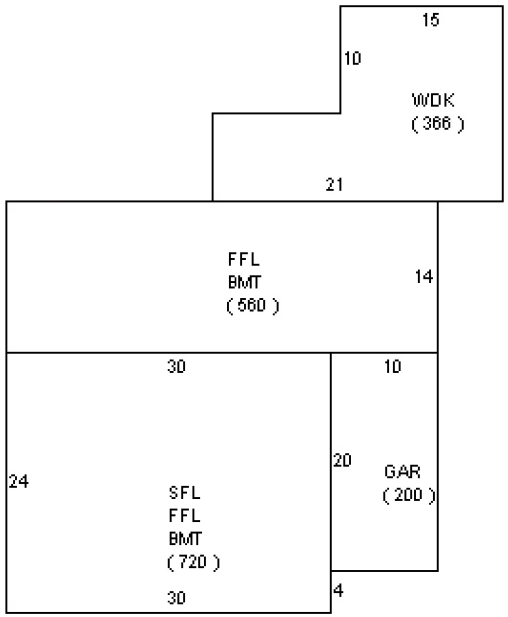
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.39
Special Features:	0	Val/Su Net:	83.91
Final Total:	322700	Val/Su SzAd	161.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	43.620	55,830
FFL	First Floor	1,280	145.390	186,101
SFL	Second Floor	720	145.390	104,682
WDK	Deck	366	8.640	3,164
GAR	Garage	200	27.220	5,444

Net Sketched Area:	3,846			Total:	355,221
Size Ad	2000	Gross Are	3846	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

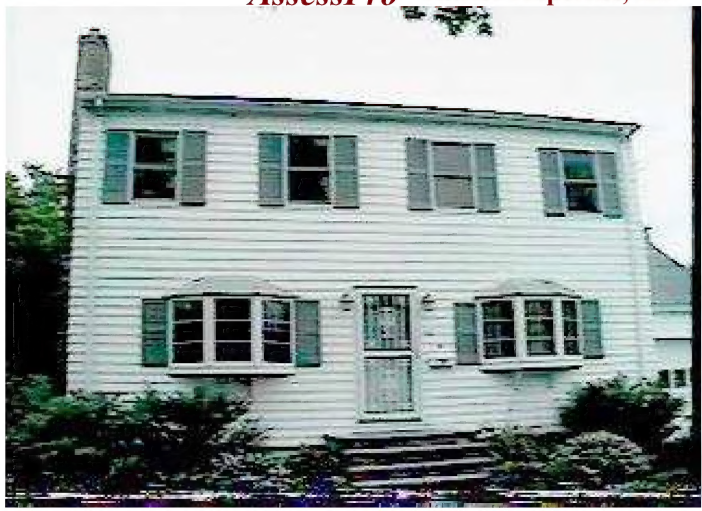
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	6X8	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

017.0-0005-0004.0

IMAGE

AssessPro Patriot Properties, Inc